

Public Buildings Commission Minutes

PLACE: Town Hall

One Main St.,

North Smithfield

DATE: Monday, August 31, 2015

TIME: 7 PM

LOCATION : Conference Room

**Sec. 2-194 Public Building Improvement Commission Ordinance aka
“ PBICO” _**

Voting Members :

Roseanne Nadeau – Town Council

Art Bassett – Resident

Joe Cardello – Resident

Douglas Allam – Resident

David Punchak – Resident

John Flaherty – Resident

Mike Rapko - Resident

Ex-officio Members :

Stephen Lindberg – School Superintendent

Steve Reynolds – Chief of Police

Kris Fanning – Clerk

AGENDA :

Roll Call

ii. Old Business

1. Approval of minutes

A. August 11, 2015

Motion by Doug Allam to table 8/11/15 meeting minutes until our next meeting 9/16/15.

Seconded by Art Bassett

2. Status Road improvements .

**Receipt of Invitation for Proposals from selected design consultants
Jason Parmalee handed out the RFP's and Chairman Cardello asked Mr. Allam to lead the discussion.**

Review of Evaluation process by PBIC Board Members.

Mr. Allam suggested each packet be reviewed, select criteria and discuss and rank proposals at our next meeting. We should do an independent evaluation first then a team score. A letter of recommendation should be presented to the Town Council at the 9/21/18 TC meeting.

iii. New Business

Discussion vote or other action on assignment of Studio Meja for architectural services for Town Buildings.

Eric Army of Studio Meja handed out his documentation and numbers proposed for the school project. Chairman Cardello has concerns that the design fee was a lump sum, if the scope changes will there be additional fees. Mr. Army stated he will be doing an in-depth scope review before final numbers are presented. If the town changes any conditions during construction there will be a change in fees. Mr. Army will be in touch with Captain Lameroux for a walk through at the Police Station as well as Superintendant Lindberg for the same at the schools. If RGB was paid, we should have the CAD file with their plans, this will be looked into. Mr. Army stated you should add 6% per year for construction costs on 2014 plans. At design stage a cost evaluation will be done by Studio Meja.

Clarification of additional PBIC / SBC board members for the implementation of School Project.

Open / Discussion specific to the School Project.

What are the Project Objectives

There are still many questions to be answered, is a reconfiguration study needed, will we spend money on health and safety, extensive discussion around timelines. Mr. Rapko mentioned the last discussion the SBC had was it comes down to what the voters asked for.

Chairman Cardello said we should do a conceptual design, by Studio Meja, give this to RIDE and go no further until we get feedback.

Who will run the Project

Motion was made by Chairman Cardello to elect Mr. Bassett as the

head of the SBC sub- committee, seconded by Ms. Nadeau.
Chairman Cardello will notify RIDE of Mr. Bassett's position.

What information is needed by PBIC / Architect / Others involved

Mr. Bassett will be drafting a letter for the school committee to sign off on at the next school committee meeting on 9/15 that we will be using Kendall Dean. We need that letter signed off on before committing Kendal Dean to this project.

What is the time line to collect the information so that the work can be completed using current Bond Monies.

Jason Parmalee stated we must has start bond process by April 1.

Vote discussion or other action Organization of PBIC subcommittee to work with RIDE for school construction options

RIDE is still trying to figure out the new rules and regulations. We should get a conceptual design in front of them for now. Mr. Lindberg has a meeting with RIDE on 9/1/15 at 1:30pm.

5. Open Forum

iv. Adjourn

Motion to adjourn at 8:58pm by Mr. Allam and seconded by Mr. Bassett